

Design & Access Statement – 07.02.2019 – DSA

Bagger Wood Farm, Bagger Wood Road, Thurgoland



The site

Bagger Wood Farm lies on Bagger Wood Road between the villages of Thurgoland and Hood Green within the green belt in the district of Barnsley MBC. The farm consists of 25 acres of buildings and agricultural land. There is currently access from the highway in three locations along Bagger Wood Road.

The farm consists of the two storey farmhouse of rendered stone construction dating to the 19th century. The roof tiles have been replaced with a modern concrete tile. The floor area of the original property (pre dating 1948) is 186m² giving a volume of 506m³.

There is an adjoining 19th century stone barn with a modern concrete tile roof with a footprint of 58m²; adjacent two storey stone barn with a metal clad roof and single storey stone barn with modern concrete tile roof with a footprint of 147m² and a covered central barn with part stone walls part metal cladding and metal roof, enclosed on 3 sides with a footprint of 130m².

All buildings are in need of repair and modernisation to preserve and enhance.

The application was subject to a pre application consultation with Planning Officer Roisin McFeely, comments have been taken on board.

The Proposal

The proposal is to extend the farmhouse and provide a detached garage by 100% of the original volume, BMBC guidance suggests a maximum 100% increase in volume for extensions in the green belt and the original dwelling should remain the dominant form on the principle elevation. It is suggested this might be achieved with setbacks to any extension from the principle elevation.

The proposal requires demolition of the roadside two storey projection, Demolition of this element will improve highways visibility and safety issues for the residents from the road as well as the roadside appearance of the property and the space also has damp problems to the lower ground floor space. This area is used as part of the existing volume calculations as it pre dates 1948. A channel/ path will be excavated to the front of the building to remove retaining earth and thus damp problems to the existing house. A dry stone wall will be formed to the back edge of the roadside verge.

Demolition is also proposed to the single storey side building containing the kitchen and toilet, it is felt these elements are not intrinsic to the design of the 'original' dwelling and demolition and replacement with a high quality extension will enhance and improve the buildings and setting. This area is used as part of the existing volume calculations as it pre dates 1948.

A two storey side extension of half the width of the principle elevation of the original house is proposed and this is to have a setback from the main elevation which also provides a slightly lower roof level; the setback has been increased in line with comments received from the planning officer at pre application consultation. The two storey extension projects to the rear of the property along with a single storey lean to which connects the old and new. A detached garage is proposed that will be set to the side of the property and is set back slightly from the principle elevation, due to site levels, walls and hedges, views of the garage from the road will be limited to the roof, it is

considered that the garage will not detract from views of the farmhouse. The garage size has been significantly decreased following the pre application enquiry. The total area and volume increase is 100% of the original property, the maximum allowable increase under BMBC Green Belt planning policy, calculations as below.

Existing house footprint (Gross external area)

Ground floor 103sqm @ 2.5m high = 257m³

First floor footprint 83sqm @ 2m high = 166m³

Roof 83sqm@2m high/ 2 = 83m³

Total Floor Area = 186sqm

Total volume = 506m³

Extensions

Ground floor 91sqm@2.5m high=227m³

First floor 70sqm@2m high=140m³

Roof 70sqm@2m high/2 = 70m³

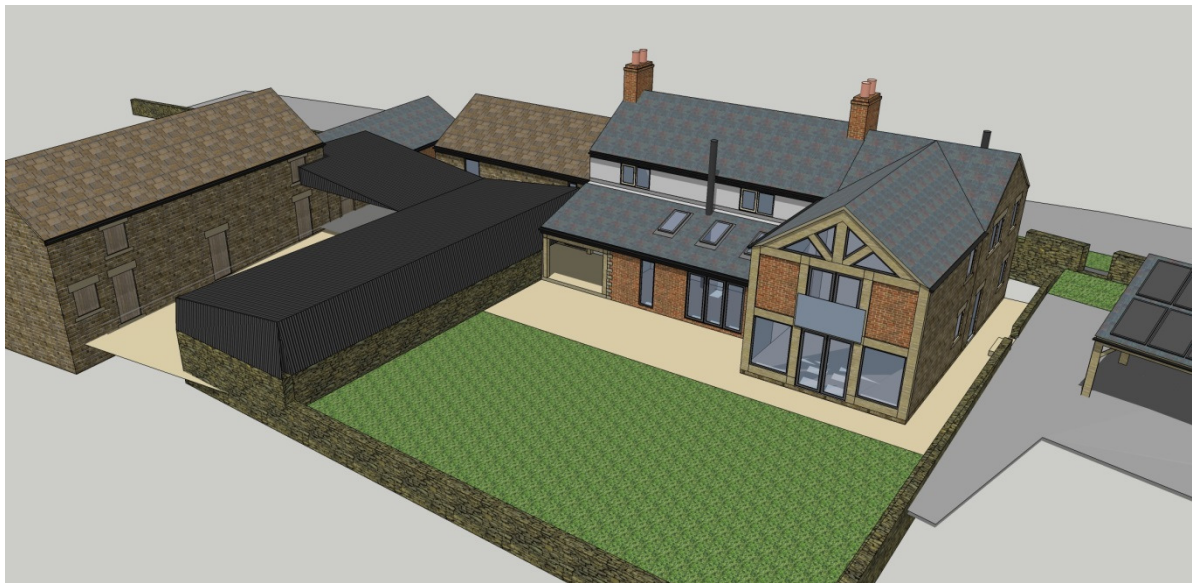
Garage floor 25sqm@2m=50m³+roof 19sqm=69m³

Total Floor Area = 186sqm

Total volume = 506m³ (100%)

The proposals will be subject to a householder planning application

Appearance



The extension will be predominantly in a local sandstone, although the farmhouse is rendered it is felt the use of stone will set the building in context with the adjoining barns, the original farmhouse was originally of a stone construction and was probably rendered to try and solve water ingress problems, the farmhouse rendering will either be repaired and painted or replaced with a modern render as part of the works, this will be in an off white or cream buff colour to remain in keeping with the stone. The rear elevation of the rear extension will be of an oak timber frame construction with brick infill panels along with the rear wall of the single storey extension; this is in keeping with a

number of brick walls & chimneys around the property and a traditional form of construction which will sit comfortably within the buildings. Roofing will be a natural slate and the existing farmhouse will be reroofed with natural slate, considered to be a great improvement over the current concrete tiles. The detached garage will be an oak framed timber clad structure with a natural slate roof with solar PV panels to the southern facing roof; there will be an open sided wood store attached to the garage, the extra roof space helps to provide the required space for solar panels.



View West on Baggger Wood Road



Proposed View West on Baggger Wood Road

Conclusion

The proposal is in line with local and national planning policy in that it remains subservient to the original dwelling while enhancing and improving and remaining within the 100% increase limits. The proposed extension should be taken into consideration with the other improvements that will be taking place to the property; the demolition of the roadside projection is a great improvement both in terms of the farmhouse appearance and highways visibility and safety. The replacement roofing to the farmhouse with natural slate and restoration of the farmhouse walls should also be considered. The proposal also considers sustainability with high levels of insulation including improvements to the existing farmhouse fabric, solar PV panels to the garage roof and a Ground Source Heat Pump (subject to technical feasibility).